

063.0

0002

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

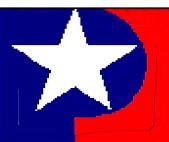
741,600 / 741,600

USE VALUE:

741,600 / 741,600

ASSESSED:

741,600 / 741,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5-7		BROOKDALE RD, ARLINGTON

**OWNERSHIP**

Owner 1:	CARBONE ELIZABETH A/ TRUSTEE	Unit #:	
Owner 2:	JOSEPH C BARAN 2018 IRREVOCABL		
Owner 3:	TRUST		

Street 1: 130 HUNTER LN

Street 2:

Twn/City: BARRINGTON

St/Prov: NH	Cntry:	Own Occ: N
Postal: 03825		Type:

**PREVIOUS OWNER**

Owner 1:	BARAN JOSEPH C -
Owner 2:	-

Street 1: 7 BROOKDALE ROAD

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

**NARRATIVE DESCRIPTION**

This parcel contains 4,560 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1850, having primarily Wood Shingle Exterior and 2265 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4560		Sq. Ft.	Site		0	70.	1.04	12			Heavy T	-15					331,295						331,300	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										40707
										GIS Ref
										GIS Ref
										Insp Date
										09/13/18

**PREVIOUS ASSESSMENT**

Parcel ID 063.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	410,300	0	4,560.	331,300	741,600	741,600	Year End Roll	12/18/2019
2019	104	FV	319,300	0	4,560.	307,600	626,900	626,900	Year End Roll	1/3/2019
2018	104	FV	300,000	0	4,560.	307,600	607,600	607,600	Year End Roll	12/20/2017
2017	104	FV	281,000	0	4,560.	269,800	550,800	550,800	Year End Roll	1/3/2017
2016	104	FV	281,000	0	4,560.	246,100	527,100	527,100	Year End	1/4/2016
2015	104	FV	249,900	0	4,560.	217,700	467,600	467,600	Year End Roll	12/11/2014
2014	104	FV	249,900	0	4,560.	205,900	455,800	455,800	Year End Roll	12/16/2013
2013	104	FV	260,200	0	4,560.	195,900	456,100	456,100		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARAN JOSEPH C,	71753-417		10/16/2018	Convenience	99	No	No		
BARAN ELIZABETH	16403-358		9/3/1985	Convenience		No	No	Elizabeth W Baran dod 5/4/1993	
HALL THOMAS	6923-139		11/5/1945			No	No	See probate docket # 84P5633A for ownership c	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2018		MEAS&NOTICE						PH Patrick H
1/21/2009		Meas/Inspect						345 PATRIOT
11/6/2000		Hearing Chag						264 PATRIOT
4/6/2000		Inspected						276 PATRIOT
10/5/1999		Mailer Sent						
10/5/1999		Measured						163 PATRIOT
11/1/1981								CM

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type:	13 - Multi-Garden			Full Bath:	1	Rating:	Average	WALK UP.														
Sty Ht:	2A - 2 Sty +Attic			A Bath:	1	Rating:	Fair															
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																		
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid   Desc: Line 1   # Units: 2														
Color:	GRAY			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Frl:		Rating:		Other														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper														
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Lvl 2														
Year Blt:	1850	Eff Yr Blt:		Location:				Lvl 1														
Alt LUC:		Alt %:		Total Units:				Lower														
Jurisdct:		Fact:	.	Floor:				Totals	RMs:	10	BRs:	4	Baths:	1	HB							
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL										
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	2	5	2											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Additions:														
Prim Int Wall:	2 - Plaster			Functional:				Kitchen:														
Sec Int Wall:		%		Economic:				Baths:														
Partition:	T - Typical			Special:				Plumbing:														
Prim Floors:	3 - Hardwood			Override:				Electric:														
Sec Floors:	5 - Lino/Vinyl	15%		Total:	31	%		Heating:														
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				General:	2	10	4											
Subfloor:				Basic \$ / SQ:	170.00			<b>COMPARABLE SALES</b>														
Bsmnt Gar:				Size Adj.:	1.16470575			Rate	Parcel ID	Typ	Date	Sale Price										
Electric:	3 - Typical			Const Adj.:	0.98549062																	
Insulation:	2 - Typical			Adj \$ / SQ:	195.127																	
Int vs Ext:	S			Other Features:	99500																	
Heat Fuel:	1 - Oil			Grade Factor:	1.00																	
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	594577				Juris. Factor:			Before Depr:	195.13									
% Com Wall:		% Sprinkled:		Depreciation:	184319				Special Features:	0		Val/Su Net:	112.50									
				Deprecated Total:	410258				Final Total:	410300		Val/Su SzAd:	201.13									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:			Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 063.0-0002-0004.A												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
More: N					Total Yard Items:				Total Special Features:										Total:			